

**Kaufman County
Laura Hughes
County Clerk**

Instrument Number: 2023-0024876

**Billable Pages: 3
Number of Pages: 4**

FILED AND RECORDED – REAL RECORDS	CLERKS COMMENTS
<p>On: 09/01/2023 at 08:57 AM</p> <p>Document Number: <u>2023-0024876</u></p> <p>Receipt No: <u>23-23215</u></p> <p>Amount: \$ <u>34.00</u></p> <p>Vol/Pg: <u>V:8215 P:71</u></p>	<p>E-RECORDING</p>



**STATE OF TEXAS
COUNTY OF KAUFMAN**

I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the Official Public Records of Kaufman County, Texas.

Laura A. Hughes

Laura Hughes, County Clerk

Recorded By: Reece Collier, Deputy

ANY PROVISION HEREIN WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.

Record and Return To:

NEIGHBORHOOD MANAGEMENT, INC
1024 S. GREENVILLE AVENUE, SU
ALLEN, TX 75002



**MANAGEMENT CERTIFICATE
FOR
RIVER RIDGE HOMEOWNERS ASSOCIATION, INC.**

STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF KAUFMAN §

The undersigned, being the Managing Agent of River Ridge Homeowners Association, Inc., and in accordance with Section 209.004 of the Texas Property Code, which supersedes any Management Certificates previously filed by the Association:

1. The name of the subdivision: River Ridge.
2. The name of the Association: River Ridge Homeowners Association, Inc.
3. The recording data for the subdivision: See Exhibit A.
4. The name and mailing address of the Association:

 River Ridge Homeowners Association, Inc.
 c/o Neighborhood Management Inc
 1024 S Greenville Ave, Suite 230
 Allen, TX. 75002
5. The name and contact information for the Managing Agent of the Association:

 Neighborhood Management, Inc.
 Beverly Coghlan
 1024 S. Greenville Ave, Suite 230
 Allen, TX 75002
 Phone: 972-359-1548
 Email Address: managementcertificate@nmitx.com
6. Website for Dedicatory Instruments: <https://neighborhoodmanagement.com>
7. The amount and description of a fee or fees charged by the Association relating to a property transfer in the subdivision:

 Resale Certificate: \$375.00
 Transfer Fee: \$250.00
 Optional Inspection Fee: \$150.00
 Working Capital: \$500.00.

[ACKNOWLEDGEMENT PAGE FOLLOWS]

ACKNOWLEDGEMENT

The foregoing is a true and correct copy of the Management Certificate for the association identified below.

RIVER RIDGE HOMEOWNERS ASSOCIATION, INC.
a Texas nonprofit corporation

By: Neighborhood Management Inc., Its Manager

By: Beverly Coghlan
Name: Beverly Coghlan

STATE OF TEXAS §

§

COUNTY OF COLLIN §

This instrument was acknowledged before me on the 29th day of August, 2023, by Beverly Coghlan, Agent for the Association of RIVER RIDGE HOMEOWNERS ASSOCIATION, INC., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

Deann Weeks
Notary Public Signature, State of Texas

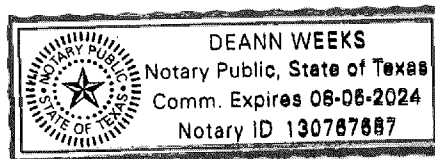


EXHIBIT A

Document	Recording Information
River Ridge Addition Phase 2A – August 13, 2021	Document No. 3/377/2021-0032602
River Ridge Addition Phase 2A (Amendment) – April 06, 2018	Document No. 3/398/2018-0008196
River Ridge Addition Phase 2B – September 10, 2020	Document No. 3/636/2020-0027208
River Ridge Addition Phase 2C – February 01, 2018	Document No. 3/777/2018-0002478
Declaration of Covenants, Conditions and Restrictions for River Ridge Homeowners Association, Inc. – May 18, 2018	Document No. 2018-0012080
First Supplemental/Amended Declaration (Phase 2A and 2B) - January 06, 2022	Document No. 2022-0000968
Second Supplemental/Amended Declaration (Phase 2A, 2B, and 2C) - January 06, 2022	Document No. 2022-0000969